

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026065806 2 PG(S)

5/15/2026 12:43 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3494736



Prepared by and Return to:
Patty Reaves, an employee of
First International Title, LLC
329 S. Nokomis Avenue, Ste F
Venice, FL 34285

Doc Stamp-Deed: \$2,800.00

File No.: 265629-91

WARRANTY DEED

This indenture made on **May 15, 2026** by **Alexander D. Pierce and Benjamin A. Pierce, individually and as Successor Co-Trustees of The Steven A. Pierce Trust dated June 1, 2022**, whose address is: 11527 Cedar Springs Pkwy, Fort Wayne, IN 46845 hereinafter called the "grantor", to **Ronald Edward Tuerk and Tracy Lynn Terry-Tuerk, husband and wife**, whose address is: 11452 Okaloosa Dr., Venice, FL 34293, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Sarasota County, Florida**, to-wit:

Lot 546, GRAND PALM, PHASE 1C(a), according to the plat thereof, as recorded in Plat Book 48, Page(s) 39, 39A through 39C, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0758120023

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

The Steven A. Pierce Trust dated June 1, 2022

Alexander D. Pierce

By Alexander D. Pierce, individually and as Successor Co-Trustee

Benjamin A. Pierce

By Benjamin A. Pierce, individually and as Successor Co-Trustee

Signed, sealed and delivered in our presence:

Emily K Lewis

1st Witness Signature

Print Name: Emily K. Lewis

Address: 505 Cedar Lane

Sullivan, MO 63080

State of Pennsylvania

County of Dauphin

Victoria Miller Garriss

2nd Witness Signature

Print Name: Victoria Miller Garriss

Address: 1201 Pine Ave.

Hopewell VA 23860

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or (✓) online notarization on 5/14/2026, by **Alexander D. Pierce and Benjamin A. Pierce,**

individually and as Successor Co-Trustees of The Steven A. Pierce Trust dated June 1, 2022, who ()

is/are personally known to me or who (✓) produced a valid Driver's License - Indiana and Colorado as identification.

Lisa Marie Custer

Notary Public Signature

Printed Name: Lisa Marie Custer

My Commission Expires: 1/6/2027

Notary Public of Dauphin County, PA

Commonwealth of Pennsylvania - Notary Seal
LISA MARIE CUSTER - Notary Public
Dauphin County
My Commission Expires January 6, 2027
Commission Number 1427934

(NOTARY SEAL)

Completed via Remote Online Notarization using 2 way Audio/Video technology.